



North End Farmhouse, High Street  
Swaton, Sleaford, Lincolnshire, NG34 0JP

Offers in the region of  
£850,000

## 5 Bedroom Detached House

- Freehold
- Stunning refurbished period farmhouse
- Approx. 3932 sq.ft of flexible accommodation
- Set within approximately 1.07 acres of mature grounds
- 5 double bedrooms including principal suite with dressing area & en suite
- Three reception rooms plus large farmhouse kitchen
- Office, boot room, utility room & excellent ancillary space
- Recently constructed garage complex some 1165 sqft
- Planning permission for additional leisure/outbuildings
- Sought-after edge of village location
- EPC Rating - E, Council Tax Band - G

[Click here to access the Energy Performance Certificate for North End Farmhouse, High Street, Swaton, Sleaford, Lincolnshire, NG34 0JP](#)



## Overview

This exceptional period farmhouse offers a rare combination of character, space and versatility, occupying approximately 1.07 acres of mature grounds on the edge of this highly sought-after village. Beautifully refurbished by the current owners since purchasing from The Crown Estate, the property provides an impressive family home with extensive and flexible accommodation extending to approximately 3932 sq.ft.

The property retains a wealth of charm and period character whilst offering well-balanced living space suited to modern family life. The ground floor briefly comprises an entrance hall, reception hallway, lounge, dining room, large farmhouse kitchen, family room, inner hallway, shower room and utility room. Beyond this is a rear hallway leading to a substantial boot room, boiler room and office, creating excellent additional space for home working or day-to-day practicality.

To the first floor is an impressive principal bedroom suite with dressing area and en suite shower room, together with four further double bedrooms and a spacious family bathroom.



Externally, the mature gardens are a particular feature of the property, extending to both sides of the house and comprising lawns, established trees and shrubs, together with a recently created terrace adjoining the kitchen which provides an ideal space for outdoor entertaining.

Further enhancing the property is the recently completed substantial garage complex, providing approximately 1165 sq.ft of highly versatile space across two separate areas with electric roller doors. This was part of a planning permission granted by North Kesteven District Council for the demolition of former outbuildings and the erection of three additional buildings to provide further garage space, store/workshop facilities together with gym, pool, games and cinema rooms, creating an exceptional lifestyle opportunity.

Full details can be found via the NKDC planning portal via the following link.  
<https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?keyVal=ST3VGMLLI4500&activeTab=summary>

Viewing is essential to fully appreciate the scale, flexibility and future potential this outstanding home has to offer.





# High Street, Swaton, Sleaford, NG34

Approximate Area = 3932 sq ft / 365.2 sq m

Garage = 1165 sq ft / 108.2 sq m

Total = 5097 sq ft / 473.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1446937



## Location



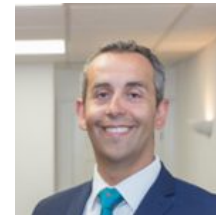
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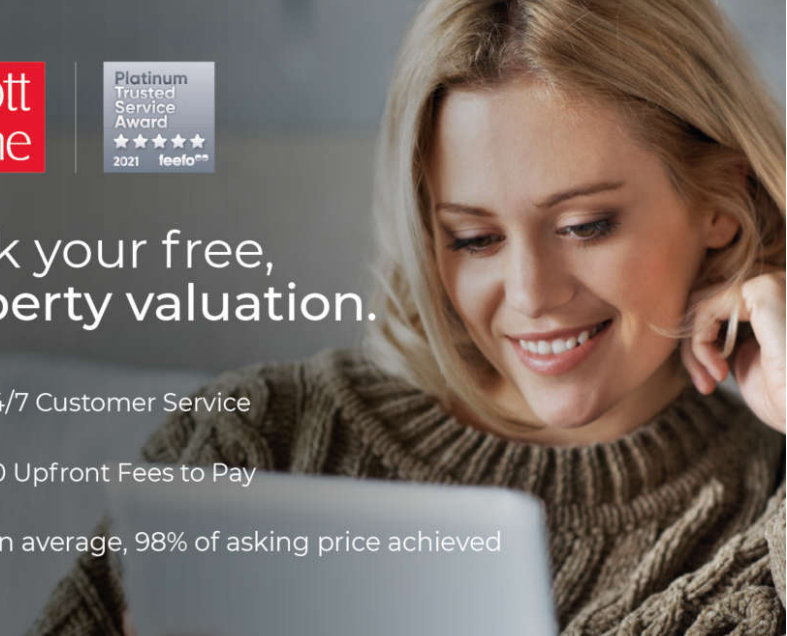


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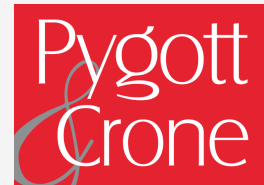


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